

003.A

0002

0008.8

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

609,300 / 609,300

USE VALUE:

609,300 / 609,300

ASSESSED:

609,300 / 609,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6-8		EGERTON RD, ARLINGTON

OWNERSHIP	Unit #:	8
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Owner 1:	CANDADAI VEENA
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Owner 2:	
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Owner 3:	
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Street 1:	8 EGERTON RD
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Street 2:	
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:		Own Occ:	Y
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Postal:	02474	Type:	
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PREVIOUS OWNER	
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Owner 1:	CACCAVARO THOMAS JR/RONALD -
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Owner 2:	-
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Street 1:	6 EGERTON RD
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Twn/City:	ARLINGTON
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St/Prov:	MA	Cntry:	
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Postal:	02474	Type:	
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NARRATIVE DESCRIPTION	
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This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Vinyl Exterior and 1444 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	606,000	3,300		609,300		312072
							GIS Ref
							GIS Ref
							Insp Date
							05/11/18

Total Card	0.000	606,000	3,300	609,300	Entered Lot Size
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Total Parcel	0.000	606,000	3,300	609,300	Total Land:
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Source:	Market Adj Cost	Total Value per SQ unit	/Card:	421.95	/Parcel:	421.9	Land Unit Type:
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Parcel ID 003.A-0002-0008.8

!15773!

PRINT

Date Time

12/11/20 05:27:19

LAST REV

Date Time

07/21/20 13:10:52

jorourke

15773

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CACCAVARO THOMA	112-65		6/11/2010		375,000	No	No		

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			GLA=1444.									
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall:		%		OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1									
Color: GREY				A Kits:	Rating:												
View / Desir:				Fpl:	Rating:												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1914	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G12		Fact:	.	Floor: 1 - 1st Floor													
Const Mod:				% Own: 50.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			No Unit	RMS	BRS	FL						
Prim Int Wall: 2 - Plaster				Functional:				1	5	2							
Sec Int Wall:		%		Economic:													
Partition: T - Typical				Special:													
Prim Floors: 3 - Hardwood				Override:													
Sec Floors:		%		Total:	4.6 %			Totals									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				1	5	2							
Subfloor:				Basic \$ / SQ: 295.00													
Bsmnt Gar:				Size Adj.: 1.35000002													
Electric: 3 - Typical				Const Adj.: 0.98980200													
Insulation: 2 - Typical				Adj \$ / SQ: 394.189													
Int vs Ext: S				Other Features: 66000													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 635208													
% Com Wall		% Sprinkled:		Depreciation: 29220				Juris. Factor: 1.00	Before Depr: 394.19								
				Depreciated Total: 605989				Special Features: 0	Val/Su Net: 419.67								
								Final Total: 606000	Val/Su SzAd: 419.67								
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val:											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:			Year:	Net Sketched Area: 1,444	Total: 569,208								
PARCEL ID 003.A-0002-0008.8																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1914	27.50	T	40	102			3,300		3,300
More: N	Total Yard Items:	3,300		Total Special Features:					Total:	3,300							
SKETCH																	
UnSketched SubAreas: GLA: 1444,																	
SUB AREA																	
SUB AREA DETAIL																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
GLA	Gross Liv Ar	1,444	394.190	569,208													
Size Ad	1444	Gross Are	1444	FinArea	1444												
IMAGE																	
AssessPro Patriot Properties, Inc																	